

WELLESLEY PLANNING BOARD  
PUBLIC MEETING  
AGENDA  
MONDAY, NOVEMBER 15, 2021, 6:30 PM  
**ONLINE REMOTE MEETING**  
[www.wellesleymedia.org/live-streaming.html](http://www.wellesleymedia.org/live-streaming.html)

***Planning Board Mission Statement***

*The Planning Board guides the Town of Wellesley in preserving and enhancing Wellesley's quality of life by fostering a diverse housing stock, multi-modal transportation options, valuable natural resources, resilient infrastructure, and a thriving local economy. The Planning Board achieves these goals through the creation and implementation of Zoning Bylaws, policies, long-term planning, and by promoting citizen participation in the planning process.*

**Residents can view the meeting from the link above.** The online meeting will also be streaming live and will be telecast live on Comcast channel 9 and Verizon channel 39. The meeting will also be recorded and available for later viewing on Wellesley Media.

Residents seeking to participate in Citizen Speak or any other agenda item should email [dmccauley@wellesleyma.gov](mailto:dmccauley@wellesleyma.gov) prior to the meeting indicating the item they wish to speak on.

**Passcode: 393140    Webinar ID: 836 4144 6348**

Please see the link below to join the webinar:

<https://us02web.zoom.us/j/83641446348?pwd=VU8zNmZRZE9RYVY1dkxpdTZVb042dz09>

Passcode: 393140

Or One tap mobile:

US: +13017158592,,83641446348#,,,,\*393140# or  
+13126266799,,83641446348#,,,,\*393140#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1  
346 248 7799 or +1 669 900 9128

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International numbers available: <https://us02web.zoom.us/j/83641446348?pwd=VU8zNmZRZE9RYVY1dkxpdTZVb042dz09>

**AGENDA**

<b>1.</b>	<b>Call to Order/Confirmation of Participants</b>
<b>2.</b>	<b>Public Comments on Matters Not on the Agenda</b>
<b>3.</b>	<b>Discussion of Potential Zoning Amendments for Annual Town Meeting</b>
	a. Rezoning 219 Washington Street (Citizen Request)
	b. Rezoning 136-140 Worcester Street (Citizen Request)
	c. FEMA Map Update
	d. Town Houses
	e. General Residence District
	f. Accessory Dwelling Units

	g. Sustainable Zoning Working Group Proposals
	h. Gun Shops
	i. Zoning Bylaw Reorganization
	j. Other
<b>4.</b>	<b>Large House Review</b>
	a. LHR-21-04 – 62 Hampshire Road – Continued from 10/18/21
	b. LHR-21-07 – 41 Chestnut Street – Continued from 10/18/21
	c. LHR-21-09 – 105 Albion Road – Continued from 11/4/21
<b>5.</b>	<b>Zoning Board of Appeal Cases</b>
	a. ZBA-2019-56 – 97 Russell Road – Continued from October 7, 2021
	b. ZBA-2021-74 – 4 Larch Road – Continued from October 7, 2021
	c. ZBA-2021-92 – 30 Leighton Road
	d. ZBA-2021-93 – 26 Cavanagh Road
	e. ZBA-2021-94 – 258 Washington Street
	f. ZBA-2021-95 – 962 Worcester Street
	g. ZBA-2021-96 – 7 Atwood Street
	h. ZBA-2021-97 – 112 Mayo Road
	i. ZBA-2021-98 – 34 Brook Street
	j. 1005 Worcester Street – to be continued to January 6, 2022
<b>6.</b>	<b>Other Business</b>
	a. FY22 Budget
	b. Planning Director’s Report
	c. Planning Board Chair Report
<b>7.</b>	<b>Minutes - 8/16/21 and 8/30/21</b>
<b>8.</b>	<b>Adjourn</b>
Upcoming Scheduled Meetings	Planning Board: Mon. 12/6/21 & 12/20/21 at 6:30 pm Design Review Board: Wed. 11/17/21, 12/1/21 & 12/15/21 at 6:30 pm Historic District Commission: Tues. 12/7/21 at 6:45 pm Historical Commission: Mon. 12/13/21 at 7:00 pm